

CAB MEETING MINUTES

Date: May 2, 2006

Members Present: Leonard Janiga -Chairman
Ralph Burch
Dave Muench
Jim Heinrich
Roger Gustavel
Warren Cullen, Sr.

Members Absent: Bud Pearce

Leonard Janiga opened the meeting @ 6:32PM.

Board members reviewed and discussed the Minutes from the April meeting with the changes recently made by Dave Muench, Leonard Janiga, and Roger Gustavel. The minutes had been reduced in length from the original 10 pages to the current 2 pages. Ralph Burch motioned to accept the minutes as updated and presented at tonight's meeting. Dave seconded the motion and all members are in favor of the motion to accept minutes from April meeting.

Leonard thanked Roger for the amount of work he put into the minutes. Ralph asked if the detailed conversation of the April meeting was available to view. Roger replied that a copy will be on file at the town hall and the tape is also available for at least 6 months.

Jim Heinrich asked if the matter of CAB clerk is now settled as he was not at April meeting, but had read that the Town Board was appointing a clerk from outside the CAB. Members discussed how there had been confusion as to whether the clerk was to be a CAB member or from outside the CAB. As had been concluded at the March Town Board meeting, the Town Code book does state that the clerk shall be chosen from the CAB. Therefore Roger will be the CAB clerk until any change in the ordinance is made.

Leonard presented the application for a Flag Lot Building Parcel from Michael Garrison for land located @ 3054 Three Rod Road (SBL 158.00-1-5) as new business since it was brought to the CAB at the end of the April meeting. Ralph Burch had thoroughly reviewed the application since that time. Ralph prefaced his presentation with the statement that the CAB has reviewed and recommended a number of flag lot applications for various people in recent years. He presented the other members with a document compiled by him, with concerns for this particular flag lot application.

Ralph pointed out the aspects of the application which he feels do not meet the necessary criteria. He also presented surveys and land maps regarding this

parcel which illustrated his reasoning for concern. Ralph requested that his document be respectfully submitted for consideration to both the Marilla Town Board and the Planning board.

Dave Muench disagreed with portions of Ralph's review of this application, feeling he was overstepping the duties of the CAB. The members debated this for some time and decided to omit portions of the document that were not the duties of the CAB. They did agree on a number of other issues regarding this flag lot application which were of CAB concern.

These concerns included:

- Lack of a proposed building/house site.
- Suitability of the site for a home/dwelling in general due to current Town of Marilla floodplain and wetland maps
- Lack of documentation regarding floodplains and wetlands from DEC or Army Corps of Engineers according to Town of Marilla code book.
- Substantial topography and drainage issues
- Incomplete application – referring to two application questions being answered "TBD"
- The need for a flood insurance study and a flood insurance rate map (FIRM) according to Town of Marilla code book.

After the members discussed the above concerns, Dave Muench motioned that the CAB should make a recommendation to the Marilla Town Board to deny the application for Flag Lot Building Parcel by Michael Garrison due to the reasons listed above. All members present were in favor of this recommendation and the motion was carried.

Leonard proposed that the CAB should compose and send a letter to a targeted list of qualified land owners in town in order to pursue more land for the PACE program. The members discussed the need to obtain a more current list of landowners and information to include in such a letter.

Ralph motioned to adjourn the meeting at 7:30 PM. All members were in favor.

Respectfully submitted by Roger Gustavel